



**Town of Moultonborough  
Office of Development Services  
P.O. Box 139 - 6 Holland Street  
(603) 476-2347**

December 16, 2014

Goldsmith Children's Trust  
Gerald & Barbara Goldsmith, Trustees  
PO Box 823  
Center Harbor, NH 03226

**NOTICE OF DECISION**

***Re: 5 Lot Major Subdivision, Black Cat Island Road, Tax Map 219 Lot 19***

Dear Mr. & Mrs. Goldsmith:

At their regular meeting held on Wednesday, December 10, 2014, the Planning Board approved, with conditions, your application for a major subdivision of Map 219, Lot 19, consisting of 6.84+/- acres in the Residential/Agriculture (RA) zoning district creating lots of 1.29 acres, 1.15 acres, 1.27 acres, 1.64 acres and 1.48 acres., all with frontage on Black Cat Island Road.

This approval has the following conditions to be completed prior to the Chair signing the plat:

1. Add Owner's signature to the plat sheets.
2. Correct Note 5 to add the requirement to meet the water quality protection section of the MZO.
3. Correct the setback lines by removing them from the wetlands.
4. Depict the boundary pins to be set at the new lot corners on the plat.
5. Revise Note 9 to call out the actual Map/Lot numbers.
6. Add the State of NH Subdivision approval number to a note on the plat
7. Addition of a note to the plat that there be minimal cutting of trees and shrubs and be included in the deeds for each lot.
8. Amend note on the plat II. Roads, 1; change 'share in the road maintenance cost accordingly' to language that the ownership of each lot shall be in accordance with the bylaws and requirements of Black Cat Island Owners Association.

...and the following conditions subsequent to the Chair signing and the recording of the plat:

1. That any new impervious surfaces placed on the lots be designed to infiltrate storm water runoff such that there is no increase in runoff from the lots.
2. The final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format.

If you have questions or comments in this matter please contact me at 476-2347.

Yours truly,



Bruce W. Woodruff  
Town Planner

Cc: Gary Karp, Town Assessor  
Susette Remson, Tax Collector  
Map Lot Document File  
Dan Ellis, Ames Associates